

# 3 Marigold Lane, Falcon, WA 6210

— Mandurah

## Sold House

Friday, 18 August 2023

3 Marigold Lane, Falcon, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 318 m2**

**Type: House**

**\$455,000**

Alison Hobbs is proud to present this gorgeous 3 bedroom 2 bathroom home to the market. It is built by "Port Bouvard Homes" and is absolutely immaculate inside and out. It has beautiful modern finishes throughout being recently upgraded with new LED lighting, vinyl plank flooring, sheer curtains and new tapware. There are high ceilings and plenty of windows providing gorgeous light throughout the living areas and an alfresco area filled with lush greenery. Having a double lock up rear entry garage and the bonus of another car bay at the front of the home is a real bonus too. Nestled in the established Coco C'Bay precinct in Falcon, this residence offers tree lined streets, beautiful walkways along the estuary foreshore only 300m away, a short stroll to the thriving Miami Shopping precinct and only 150m to the Coco Bay Resorts' heated swimming pool and spa and function centre facilities. What a relaxing lifestyle opportunity here....

**Property Features:** Spacious master overlooking the front gardens with BIR's, ceiling fan, blinds and sheer curtains. Ensuite with large shower recess with glass screens and separate WC. Modern central kitchen with subway tiles, overhead & under bench cupboards. Large bench space, double sink, fridge & microwave recess and pendant lights. W/house s/s 600mm oven and Electrolux 4 x burner gas c/top, r/hood, d/washer. Large family room with R/C split A/C, ceiling fan and plenty of light. Dining area with high ceilings with a lovely outlook to the alfresco area. Bedrooms 2 and 3 are nice sizes with double sliding BIRs. Second bathroom with bath, glass shower screens and vanity and separate WC. Laundry and linen press/storage recess with double doors & broom cupboard. Sliding door access to paved drying area and roller door access into double garage. The protected alfresco is a lovely place to have a morning cuppa or a sunset drink and has lush gardens surrounding it and has a blind so it can be used for all year entertaining. Shoppers entrance from double remote controlled garage which has quiet rear lane way entry. Thru access from garage via additional roller door to side court yard - small hardstand.

**Additional Features:** FUJITSU reverse cycle air-conditioning to living. Gas outlet to main living and dining areas. Near new Rinnai instantaneous gas hot water system. Ceiling fans to living, master and bedroom 2. Perfect low maintenance 318sqm block with paving and gardens. This is a green titled home but is part of the Coco Bay Resort so there are low fees associated with having all the facilities that the resort provides such as indoor heated pool, outside resort style pool, spa, gym, BBQ facilities, and clubhouse to meet up with friends. It is \$596/quarter to enjoy all of the above and having it all so close by will make staying fit and socializing all that much easier. This property is situated in such a gorgeous location with everything at your fingertips. Give Alison Hobbs a call on 0416 134 623 to discuss or book a viewing. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.